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## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

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### MITIGATED NEGATIVE DECLARATION

Project Name: Faaborg Tentative Parcel Map, General Plan Amendment and Rezone

Project Number(s): TPM 21056, GPA 07-005, Rezone 07-001

**This Document is Considered Draft Until it is Adopted by the Appropriate  
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
  - b. Environmental Analysis Form and attached extended studies for Noise, Fire Protection, Cultural Resources and Stormwater.
1. California Environmental Quality Act Mitigated Negative Declaration Findings:  
  
Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

## 2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

### A. NOISE PROTECTION EASEMENT

On the Final Parcel Map, grant to the County of San Diego a perpetual Noise Protection Easement, as shown on Tentative Parcel Map 21056. The easement shall be placed over a strip of land 164 feet from the centerline of Cole Grade Road on Parcel 1 and Parcel 2. The easement is for the mitigation of present and anticipated future excess noise levels on residential uses of the affected Parcels.

Said Noise Protection easement requires that before the issuance of any building or grading permit for any residential use within the noise protection easement located within 164 feet from the Cole Grad Road centerline, the applicant shall:

1. Complete to the satisfaction of the Director of the Department of Planning and Land Use, an acoustical analysis performed by a County certified acoustical engineer, demonstrating that the present and anticipated future noise levels for the interior and exterior of the residential dwelling will not exceed the allowable sound level limit of the Noise Element of the San Diego County General Plan [exterior (60 dB CNEL), interior (45 dB CNEL)]. Future traffic noise level estimates for Pine Street shall use a traffic flow equivalent to a Level of Service "C" traffic flow for a Rural Collector Road that is the designated General Plan Circulation Element buildout roadway classification.
2. Incorporate to the satisfaction of the Director of the Department of Planning and Land Use all of the recommendations or mitigation measures of the acoustical analysis into the project design and building plans.

### B. PALEONTOLOGY

Prior to approval of any Grading and or Improvement Plans or any other permit, the applicant shall provide evidence to the satisfaction of the Director of Public Works (DPW) and or Planning and Land Use (DPLU) that the following notes have been placed on the Grading and or Improvement Plans:

"This project site is has marginal to low levels of sensitive Paleontological resources. All grading activities are subject to the *County of San Diego Grading Ordinance Section 87.430*, if any significant resources (Fossils) are encountered during grading activities. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact the County Permit Compliance Coordinator with the Department of Planning and Land Use before continuing grading operations. "

"If **any** paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the San Diego Guidelines for Determining Significance for Paleontological Resources."

"Prior to Rough Grading Inspection (SEC. 87.421) do the following: If **no** paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to the director of Planning and Land Use stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources. "

### C. TRANSPORTATION

The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

### 3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

A. SIGHT DISTANCE

Prior to recordation, a registered civil engineer, a registered traffic engineer, or a licensed land surveyor shall provide a signed statement that physically, there is a minimum unobstructed sight distance in both directions along Cedar Street (SA 603) from the private easement road serving Parcel 1, for the prevailing operating speed of traffic on Cedar Street (SA 603). Any vegetation currently obstructing sight distance shall be removed or cut back. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that said lines of sight fall within the existing right-of-way and a clear space easement is not required.

B. PRIVATE ROAD EASEMENTS

The Parcel Map shall show a minimum twenty-foot (20') wide private road easement along, contiguous, and within the westerly boundary of Parcel 2, from Cedar Street (SA 603) northerly to Parcel 1.

C. CIRCULATION ELEMENT ROADS

1. Prior to preparation of the Parcel Map, the engineer or surveyor preparing the map shall contact the County of San Diego, Department of Public Works (858) 874-4204, to determine the desired location of the centerline for Cedar Street (SA 603), which is shown on the Circulation Element of the County General Plan as a Major Road. The following shall be shown on the Parcel Map:
  - (a) The centerline location as approved by the County of San Diego, Department of Public Works. Contact the Transportation Planning/Route Locations Group (858) 874-4204 for this location.
  - (b) The width of the right-of-way which is forty-nine feet (49') from the centerline and identified by a line drawn at the appropriate location and labeled, "Limit of Proposed Street Widening."
  - (c) A building line which is seventy-nine feet (79') from the centerline of the road and identified by a line drawn at the appropriate location and labeled, "Limit of Building Line."

- (d) Show the ultimate drainage and slope limits on the Parcel Map. A profile and cross-section sufficient to verify these limits shall be submitted to the Transportation Planning/Route Locations Group (858) 874-4204 of the County of San Diego, Department of Public Works, for review and approval.
  - 2. Prior to preparation of the Parcel Map, the engineer or surveyor preparing the map shall contact CALTRANS, to determine the desired location of the centerline for State Route 78 (SR78), which is shown on the Circulation Element of the County General Plan as a Rural Collector Road with bike lanes. The following shall be shown on the Parcel Map:
    - (a) The centerline location as approved by CALTRANS. Contact CALTRANS for this location, and supply verification of approved alignment.
    - (b) The width of the right-of-way which is forty-seven feet (47') from the centerline and identified by a line drawn at the appropriate location and labeled, "Limit of Proposed Street Widening." The additional five feet (5') is for a bicycle facility.
    - (c) A building line which is seventy-seven feet (77') from the centerline of the road and identified by a line drawn at the appropriate location and labeled, "Limit of Building Line."
    - (d) Show the ultimate drainage and slope limits on the Parcel Map. A profile and cross-section sufficient to verify these limits shall be submitted to the Transportation Planning/Route Locations Group (858) 874-4204 of the County of San Diego, Department of Public Works, for review and approval.
- D. SPECIAL DISTRICTS/ROAD MAINTENANCE/COVENANTS/  
DEVELOPMENT IMPACT FEES
- 1. The subdivider shall authorize DPW Lighting District to process the project into the San Diego County Street Lighting District. After recordation of the Parcel Map, the land division shall be transferred, without notice or hearing, to Zone "A" of the San Diego County Street Lighting District. The subdivider shall cover the processing

costs by paying a minimum deposit at the Land Development Counter Services.

2. The subdivider shall provide for maintenance of the on-site private road that serves the project through a private road maintenance agreement.

#### E. FLOODING/DRAINAGE

1. Any drainage swale which flows through the property shall be shown and labeled "Drainage Swale" on the Parcel Map. The subdivider's civil engineer shall provide this information by annotating the copy of the Tentative Parcel Map.
2. Lines of inundation to the limits of the 100-year flood along any watercourse, which flows through the property, shall be shown and labeled "Subject To Inundation By The 100-Year Flood" on the Parcel Map.
3. The subdivider's civil engineer will provide the necessary hydrology and hydraulics to define the 100-year inundation limits and annotate the limits on a copy of the Tentative Parcel Map, approved by the County of San Diego, Director of Planning and Land Use. Each parcel shall have a flood-free building site to the satisfaction of the County of San Diego, Director of Public Works. If any of the parcels are found to be devoid of a buildable, flood-free site for a residence, the subdivider shall take appropriate action so that each parcel does have a buildable flood-free site. This pertains to watersheds having area of twenty-five (25) or more acres.

#### F. FACILITY/UTILITY ARRANGEMENTS

1. Where private easement roads are not being dedicated, or where each of the proposed parcels is not on a public street, the subdivider shall provide the County of San Diego, Department of Public Works, with letters from serving utility companies stating that arrangements satisfactory to the utility have been made to serve all parcels being created. No letter will be required from AT&T/SBC.
2. The subdivider shall comply with Section 66436 of the Government Code by furnishing to the County of San Diego, Department of Public Works, a certification from each public utility and each public entity owning easements within the proposed land division stating that: (a) they have received from the subdivider a copy of the

proposed Parcel Map; (b) they object or do not object to the filing of the Map without their signature.

3. Prior to recordation of the Parcel Map, approval of improvement and/or grading plans, issuance of excavation permits, and issuance of any further grant of approval, the owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities. Department of Public Works policy prohibits trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface application. Therefore, you will need to notify all adjacent property owners who may be affected by this policy and are considering development of applicable properties.
4. Prior to recordation of the Parcel Map, the subdivider shall obtain a commitment to provide water service for the new parcel from the Ramona Municipal District.
5. If the Parcel Map records after January 29, 2010, a new certification for water service must be obtained from the Ramona Municipal District.

#### G. PUBLIC ROAD IMPROVEMENTS

1. Cedar Street (SA 603) along the project frontage shall be graded to a width of twenty feet (20') from centerline and surfaced with six inches (6") of disintegrated granite (D.G.) to a width of eighteen feet (18') from centerline, with transition taper to existing disintegrated granite. D.G. surfacing on the project side of the road shall not encroach closer than two feet (2') to within any of the existing utility poles or utility facilities/cabinets located along the southerly frontage of the property.
2. All new utility distribution facilities, including cable television lines, shall be placed underground. All utility installations shall be completed before surfacing the street. This is not intended to include under-grounding of existing overhead utilities.
3. Install all street name signs.
4. A Construction Permit shall be obtained for the work within the right-of-way.

5. Plans for public road improvements shall be prepared by a registered civil engineer and submitted to the Department of Public Works. The following items shall also apply:
  - (a) Street alignment and grade, including the change of any existing or proposed street alignment and grade, shall be as required by the Department of Public Works.
  - (b) Sight distance at all intersections shall conform to the intersectional sight distance criteria as provided by the County of San Diego Public Road Standards.
  - (c) Plans and specifications for the improvement of all streets, rights-of-way, drainage easements and all culverts, drainage channels and all private easements shall meet with the approval of the Department of Public Works.

#### H. FLOODING/DRAINAGE IMPROVEMENTS

1. Participate in the construction of planned drainage facilities for Zone 1, Planned Local Drainage Area 43E, by paying a drainage fee of \$1,330.
  - (a) The fee is to assist in financing the construction of the planned local drainage (PLD) facilities for Zone 1, Local Drainage Area 43E;
  - (b) The fee will be used to contribute toward the construction of drainage facilities such as: reinforced concrete pipe culverts, corrugated metal pipe culverts, concrete-lined trapezoidal channels, rock-lined channels, reinforced box culverts, concrete dip sections, energy dissipaters, rip rap slope protection, etc., planned for Zone 1, Local Drainage Area 43E, specified in the Drainage Fee Ordinance No. 5856 (N.S.) on file with the County of San Diego, Department of Public Works;
  - (c) The Board of Supervisors has determined that facilities for the removal of surface and storm waters from local or neighborhood drainage areas within Zone 1, Local Drainage Area 43E, need to be constructed as subdivision of land and



other development occurs such as that proposed by TPM 21056, to protect and benefit all property in the area;

- (d) To provide adequate flood protection for future occupants of this residential development, it is necessary to construct the planned drainage facilities to remove surface and storm waters from local or neighborhood drainage areas; and
- (e) The fees established for Zone 1, Local Drainage Area 43E, are based on estimated costs of the planned drainage facilities which are apportioned within the drainage area on the basis of benefit conferred on the property.

#### I. FACILITY/UTILITY IMPROVEMENTS

- 1. One fire hydrant, together with an adequate water supply, shall be installed in accordance with the specifications of the Ramona Fire Protection District and San Diego County standards in the vicinity of the intersection of Cedar Street and Pine Street. On paved roads, a "blue dot" marker shall be installed in the pavement to indicate the location of the fire hydrant.
- 2. Design of water supply, type, and location of fire hydrant must be submitted to the Ramona Fire Protection District for approval prior to the issuance of a building permit for any parcel created by this subdivision.

#### J. PRIVATE ROAD IMPROVEMENTS

- 1. The private easement road, from the southwest corner of Parcel 1 southerly to Cedar Street (SA 603), shall be graded twenty feet (20') wide and improved sixteen feet (16') wide with asphalt concrete. The Improvement and Design Standards of Section 3.13(D) of the County Standards for Private Roads shall apply.
- 2. Plans and a processing deposit for the private road improvements, as determined by the County of San Diego, Department of Public Works, shall be submitted to the Improvements and Grading Group of the County of San Diego, Department of Public Works. All improvement plans shall be designed in accordance with County Standards for Private Roads.

3. Prior to construction of private road improvements, the subdivider shall notify the County of San Diego, Department of Public Works, submit copies of the blueline plans, and post an inspection deposit.
4. A registered civil engineer or a licensed land surveyor shall provide a signed statement that: "The private easement road, including all slopes, from the southwest corner of Parcel 1 southerly to Cedar Street (SA 603) is constructed entirely within the easement, including drainage structures, for the benefit of the land division." NOTE: If the slopes for the improvement fall outside of the easement, mitigating structures shall be utilized so the improvement is within the easement or slope rights/a letter of permission shall be obtained/granted and the engineer or surveyor shall further certify that: "Slope rights/a letter of permission has been obtained/granted for work outside of the easement limits."
5. The structural section for the private road shall be approved by the County of San Diego, Department of Public Works Materials Laboratory, prior to construction per Section 3.11 of the San Diego County Standards for Private Roads.
6. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing. The above shall be done to the satisfaction of the Director of Public Works.
7. A permit shall be obtained from the County of San Diego, Department of Public Works for the improvements to be made within the public right-of-way. The connection of the private easement road to the County road will have to match the construction of the public road. A copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, shall be submitted to the Land Development Counter Services of the County of San Diego, Department of Public Works.
8. A permit shall be obtained from CALTRANS for any improvements to be made within the State right-of-way. A copy of the permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the County of San Diego, Department of Public Works

**K. STORMWATER**

Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9589 and Appendix A Ordinance No. 9589) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 1 acre require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

**ADOPTION STATEMENT:** This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

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on \_\_\_\_\_

Rosemary Rowan, Planning Manager  
Regulatory Planning Division